

**Council Meeting: July 15, 2008****SUBJECT: VACANCY AND RENT SURVEY (INFORMATION ONLY)**

The purpose of this report is to provide the City Council with the results of the Sunnyvale Vacancy and Rent Survey ("Survey") completed June 2008.

In accordance with its contract, Realfacts surveyed approximately 15,000 rental units which are representative of all rental units in Sunnyvale. The Survey results show that out of a total of 101 complexes with a total of 14,871 units, 538 units were vacant. The results indicate a vacancy rate of 3.12% for apartment complexes in Sunnyvale. The two prior Surveys indicated a vacancy rate of 2.72% in December 2007 and 2.37% in June 2007.

Market rate rental information was collected during the survey period. The information below reflects the actual range of rents, including the average rents for apartments in the complexes surveyed.

June 2008 Rent Survey Results				
	Low	High	Average Rent	Median Rent
Studio	\$650	\$1,395	\$1,078	\$1,023
1Bdrm	\$850	\$2,485	\$1,396	\$1,668
2Bdrm	\$1,095	\$3,040	\$1,717	\$2,068
3Bdrm	\$1,300	\$3,515	\$2,236	\$2,408

A comparison of the June 2008 median rent and December 2007 median rent indicates a slight increase in median rents.

	June 2008 Median Rent	December 2007 Median Rent	% Increase
Studio	\$1,023	\$ 997	2.6% Increase
1Bdrm	\$1,668	\$ 1,660	>1% Increase
2Bdrm	\$2,068	\$ 2,043	1% Increase
3Bdrm	\$2,408	\$ 2,390	>1% Increase

SMC Section 19.66 and 19.70 require the Survey be conducted annually in order to:

- Establish the rental rate for new BMR rental units and annually adjust rental rates on existing BMR rental units. RTC#08-016,

issued January 29, 2008 calculated the BMR rental rates using the December 2007 Survey results.

- Use as a factor in determining whether or not to permit condominium conversions for more than the maximum permitted in a 12-month period. On May 9, 2006, the City Council amended SMC Section 19.70 to consider the vacancy rate when considering whether to make the findings that conversion of more than 175-units in a 12-month period will not adversely impact the community's ability to provide housing for all economic segments of the community. One conversion of a duplex to two (2) individual condominium units was approved March 2008.

Per council's direction in May 2006, amending SMC Section 19.70 requiring the survey be conducted only once a year, staff will no longer conduct a survey in June. The survey will continue to be conducted in December providing the vacancy rate and continue to be used to establish the BMR rental rates.

Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall, in the Council Chambers lobby, in the Office of the City Clerk, at the Library, Senior Center, Community Center and Department of Public Safety; posting the agenda and report on the City's Web site; and making the report available at the Library and the Office of the City Clerk.

Reviewed by:

Hanson Hom, Director, Community Development Department
Prepared by: Rachél DeBord, Housing Programs Technician

Approved by:

Amy Chan
City Manager

Attachments

- A. Vacancy Rate Graph – 06/03 – 06/08
- B. Average Rent Graph – 06/03 – 06/08
- C. Median Rent Graph – 06/03 – 06/08
- D. SMC – Chapter 19.66 – Affordable Housing and Single Room Occupancy
- E. SMC – Chapter 19.70 – Conversion of Rental Housing to Community Housing